

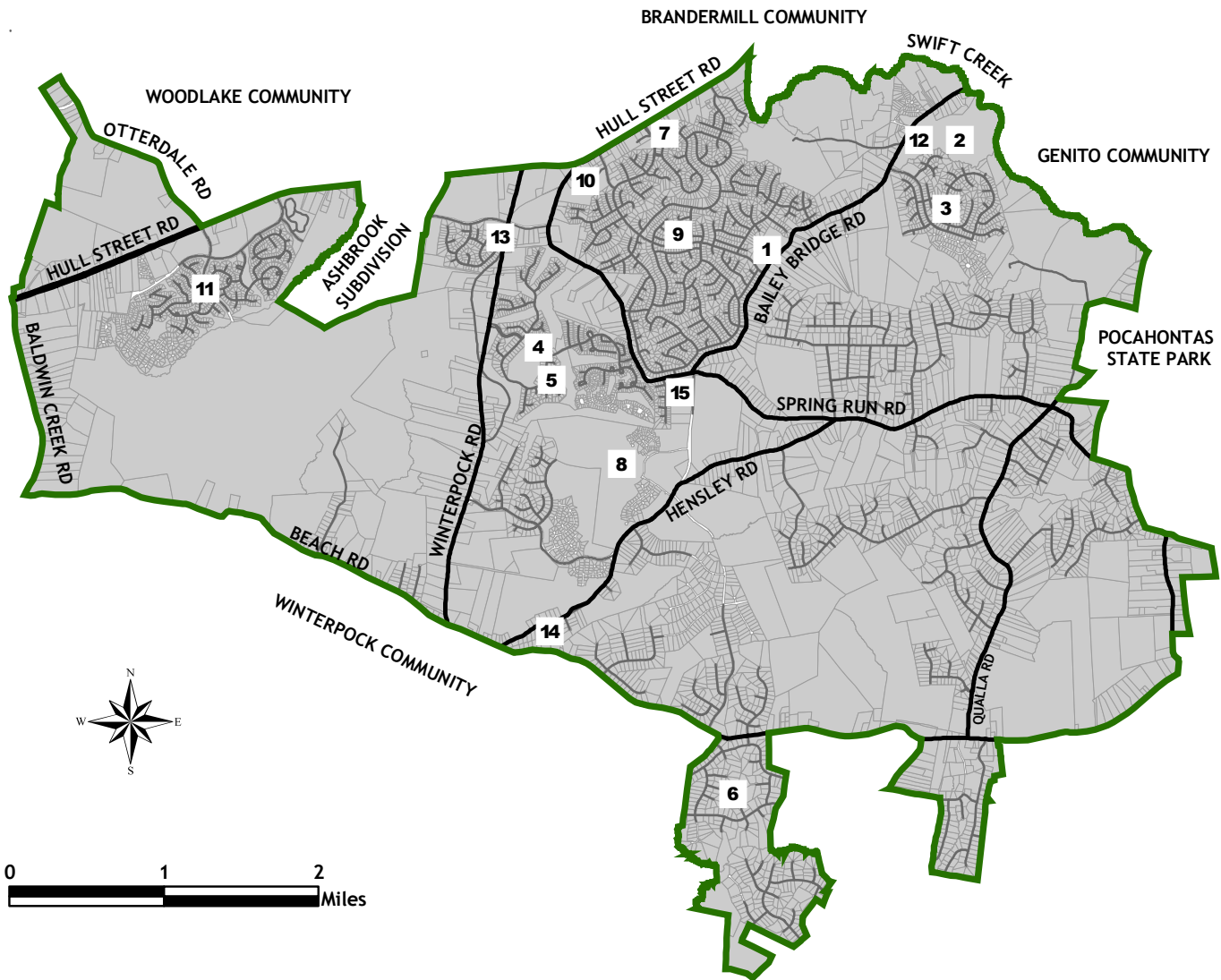
Spring Run

Spring Run Features

- 1 Alberta Smith Elementary School
- 2 Bailey Bridge Middle School
- 3 Bayhill Pointe Subdivision
- 4 Birkdale Golf Course
- 5 Birkdale Subdivision
- 6 Carters Mill Subdivision
- 7 Clover Hill Library

- 8 Collington Subdivision
- 9 Deer Run Subdivision
- 10 Deer Run Village Shopping Center
- 11 Hampton Park Subdivision
- 12 Manchester High School
- 13 Manchester Rescue Squad
- 14 New Winterpock Fire Station
- 15 Spring Run Elementary School

- Major Roads
- Streets
- Parcels



Spring Run Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

- Low rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita
- Single-family housing assessment trend from 1998 through 2003
- Police calls for service per capita
- Group A crime incidents per capita
- Persons on probation per capita
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita

Challenges

- Housing turnover
- Religious, neighborhood, and community organizations per capita

Community Characteristics

- High rate of population growth from 1990 through 2004
- High rate of single-family housing growth
- High rate of overall housing growth
- Low residential density
- Newer single-family houses
- Larger single-family houses
- Higher resale single-family housing prices
- Higher resale single-family housing price changes from 1998 through 2003
- Few business licenses issued per capita
- Many licensed home-based businesses per capita



Hampton Park Entrance Pavilion

Spring Run Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	SPRING RUN	COUNTYWIDE
Population	2004	Number of Persons	19,100	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	7.7%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	879	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	3.9%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	817	5,900
HOUSING GROWTH (Based on Building Permits Issued For New Construction)				
Single-Family Housing Growth	2003	Percentage Increase	7.05%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	422	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	10.67%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	32	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	7.24%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	455	3,200
GROWTH POTENTIAL				
Housing Unit Growth Potential	2003	Units on Planned Land	9,176	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	5,458	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	2,073	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	555	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	988	17,343
Vacant Property (no assessed improvement value)	2003	Acres	5,968	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	1,058	19,319
Underimproved Property (minimal improve. value)	2003	Acres	7,194	155,428
HOUSING CONDITIONS				
Housing Density	2003	Units/Acre	0.44	0.39
Single-Family Housing	2003	Units	6,403	87,495
Single-Family Housing	2003	Percentage of All Housing Units	95.52%	82.12%
Multifamily (attached) Housing	2003	Units	300	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	4.48%	15.84%
Owner Occupied Single-Family Housing	2003	Units	6,043	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	94.38%	89.98%
Rental Occupancy	2003	Units	360	8,771
Rental Occupancy	2003	Percentage of All SFR Units	5.62%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	-0.36%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	11	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	1,996	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	7.59%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$350	\$372
Residential Code Enforcement Complaints	2003	Number	106	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0055	0.0094

Spring Run Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	SPRING RUN	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$205,000	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$9,000	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	4.59%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$13,868	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	8.61%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$244,730	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$11,736	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.64%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$163,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$9,500	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	6.19%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$9,820	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	7.43%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	150%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$11,412	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	8.60%	7.93%
All Houses: Assessment Trend	2003	Increase	\$3,268	\$1,800
All Houses: Assessment Trend	2003	Increase	1.97%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.2802	0.4748
Group A Crime Incidents	2003	Per Capita	0.0315	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	1.98%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0083	0.0150
Property Crime Incidents	2003	Per Capita	0.0132	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0086	0.0171
Persons on Probation	2003	Per Capita	0.0038	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0363	0.0732
Fire Calls For Service	2003	Per Capita	0.0176	0.0287
Traffic Accidents	2003	Per Capita	0.0152	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0370	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0317	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	1,622	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0016	0.0033